

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
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- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 449

Petitioner:

Location:

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Carol Harris

ADDRESS: 509 Holly Hunt Rd

Towson, MD 21204

* PHONE NUMBER: 833-3318

MUST BE SUPPLIED

TO: POTTERY PUBLISHING COMPANY
June 30, 1994 Issue - Jeffersonian

Please forward billing to:

Carol Harris
509 Holly Hunt Road
Baltimore, Maryland 21204
335-3318

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-513-A (Item 499)

509 Holly Hunt Road

6/5 Holly Hunt Road, 130 feet SW of Carroll Island Road

15th Election District - 5th Councilmanic

Petitioner(s): Melvin F. Cook and Charlotte Cook

HEARING DATE: THURSDAY, JULY 21, 1994 at 9:00 a.m., Rm. 118, Old Courthouse

Variance to allow an access area to be fenced in.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

June 22, 1994

(410) 887-3353

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Arnold Jablon
Director

cc: Melvin and Charlotte Cook

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
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Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 11, 1994

Mr. and Mrs. Melvin F. Cook
509 Holly Hunt Road
Baltimore, Maryland 21220

RE: Case No. 94-513-A, Item No. 499
Petition for Variance
Petitioner: Melvin F. Cook, et ux.

Dear Mr. and Mrs. Cook:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on June 17, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 449 (335)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

DAVID A. LARSEN, CHIEF
John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech

1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

July 1, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #499 - Cook Property
509 Holly Hunt Road
Zoning Advisory Committee Meeting of June 27, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The proposed fence requires no Chesapeake Bay Critical Area review and is in compliance with this set of regulations.

JLP:PF:sp

COOK/DEPRM/TXTSBP

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/22/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 493, 494, 495, 496, 497, 498, 499, 500 AND 501.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE: 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

RECEIVED
JUN 23 1994
ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 13, 1994

Mr. and Mrs. Melvin F. Cook
509 Holly Hunt Road
Baltimore, Maryland 21220

RE: Case No. 94-513-A, Item No. 499
Petition for Variance

Dear Mr. and Mrs. Cook:

Enclosed are copies of comments received from the Department of Public Works, General Engineering on July 12, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure

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on Recycled Paper

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Holly Hunt Road, 130 ft. SW * ZONING COMMISSIONER
of Carroll Island Road * OF BALTIMORE COUNTY
509 Holly Hunt Road * Case No. 94-513-A
15th Election District *
5th Councilmanic District *
Melvin F. Cook, et ux
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 509 Holly Hunt Road in the Carrollwood Manor Subdivision of Baltimore County. A variance is sought from Section IV-B,C of the Comprehensive Manual of Development Policy, adopted pursuant to Section 504 of the Baltimore County Zoning Regulations (BCZR) to allow an access area to be fenced in. The subject property and proposed relief are more particularly shown on the site plan marked as Petitioner's Exhibit No. 1.

Appearing at the public hearing held for this case was the property owner/Petitioner, Charlotte Cook. Also appearing were Carol Harris, who resides at the site, as well as two neighbors, Pearl Joyner and Otis Blandon. There were no Protestants present.

Testimony and evidence presented was that the subject site is approximately .10 acres in area and is zoned D.R.5.5. It is known as lot No. 5 of the Carrollwood Manor Subdivision, or 509 Holly Hunt Road. The property is a rectangularly shaped parcel which is improved by an end unit town-house building. A concrete porch abuts the building at the front and a wood porch exists to the rear.

Mrs. Cook indicated that she has installed a fence on the rear and

side of the property. This fence was installed to ensure additional privacy and also to match a neighbors fence which exists along a common property line to the south of the site.

The Petitioner noted that the fence has already been constructed and that same does not detrimentally affect neighboring or adjacent properties. In fact, a Petition was presented wherein a number of the neighbors endorsed the Petitioner's fence. After construction, however, it was noted that the fence exists across a 10 ft. drain and utility easement along the rear and side of the site. The Petitioner indicated that no utilities exist along this easement and that she would be willing to accept a restriction requiring removal of the fence in the event access to the easement area is required by Baltimore County, or other beneficiaries of the easement. Approval of the variance relief is requested by a number of the agencies which reviewed this request in Baltimore County, for so long as the noted restriction regarding future access is provided.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of July, 1994 that a variance from Section IV-B,C of the Comprehensive Manual of Development Policy, adopted pursuant to Section 504 of the Baltimore County Zoning Regulations (BCZR) to allow an access area to be fenced in, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

-2-

reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Approval of this variance is conditioned upon the fact that the fence will be removed along the rear and side of the property in the event access to the easement area is required by Baltimore County, or other beneficiaries of the easement.

LES:mmm

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 7/26/94
By [Signature]

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

July 26, 1994

(410) 887-4386

Mr. and Mrs. Melvin F. Cook
509 Holly Hunt Road
Baltimore, Maryland 21220

RE: Case No. 94-513-A
Petition for Variance
Property: 509 Holly Hunt Road

Dear Mr. and Mrs. Cook:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
att.
cc: Mr. Otis Blandon, 511 Holly Hunt Road, Balto. Md. 21220

7/26/94



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 509 HOLLY HUNT RD BALTO MD
which is presently zoned D.R.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 504 of the Comprehensive Manual of Development Policy (CMP) to allow an access area to be fenced-in.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) we would like to keep the fence. we have a small child and its a heavy traffic area. we also wanted the fence to be uniform with Neighbors fence.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Corrected Petitioner/Owner
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner
(Type or Print Name)

(If the owner(s) of the property which is the subject of this Petition
Legal Owner(s)
Name
Address
City State Zipcode
Name, Address and phone number of representative to be contacted

MELVIN F. COOK
Charlotte Cook
Charlotte Cook
509 HOLLY HUNT RD BALTO MD 21220
BALTO MD 21220 576-8091
Charlotte Cook
509 HOLLY HUNT RD BALTO MD 21220
BALTO MD 21220 576-8091

ESTIMATED LENGTH OF HEARING
Available for Hearing
The following date
ALL OTHER
REVIEWED BY [Signature] DATE 6-22-94

ZONING DESCRIPTION FOR 509 HOLLY HUNT RD BALTO MD 21220
Election District 15 Councilmanic District 5th

Beginning at a point on the East side of Holly Hunt
(street on which property fronts) (number of feet of right-of-way width)

wide at a distance of 130 ft. Southwest of the
(number of feet) (north, south, east or west)

the nearest improved intersecting street Carroll Island Rd
(name of street)

which is 50 ft. wide. "Being Lot # 5,"
(number of feet of right-of-way width)

Block B, Section # Resubdivision
in the subdivision of

Carrollwood Manor as recorded in Baltimore County Plat
(name of subdivision)

Book # 39, Folio # 26, containing
4400 sq. ft. (1.01 ac.)
(square feet and acres)

#499

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 7/6/94
Posted for Lawrence E. Schmidt
Petitioner Melvin F. Cook & Charlotte Cook
Location of property 509 Holly Hunt Rd, E12
Location of Signs Facing Westway on property being zoned
Remarks
Posted by M. Schmidt Date of return 7/15/94
Number of Signs 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 1, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 30, 1994.

THE JEFFERSONIAN,
LEGAL AD. - TOWSON

NOTICE OF HEARING

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Case: #94-513-A
(Item #94)
509 Holly Hunt Road, 130 feet SW of Carroll Island Road
15th Election District
5th Councilmanic District
Petitioner(s):
Melvin F. Cook and Charlotte Cook
Hearing: Thursday, July 21, 1994 at 9:00 AM in Rm. 111, Old Courthouse.

Variance to allow an access area to be fenced in.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations, please call 887-3352.
(2) For information concerning the file and/or hearing, please call 887-3391.
6/23/94 June 30.

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

CRITICAL receipt
94-513-A
Account: R 001 6150

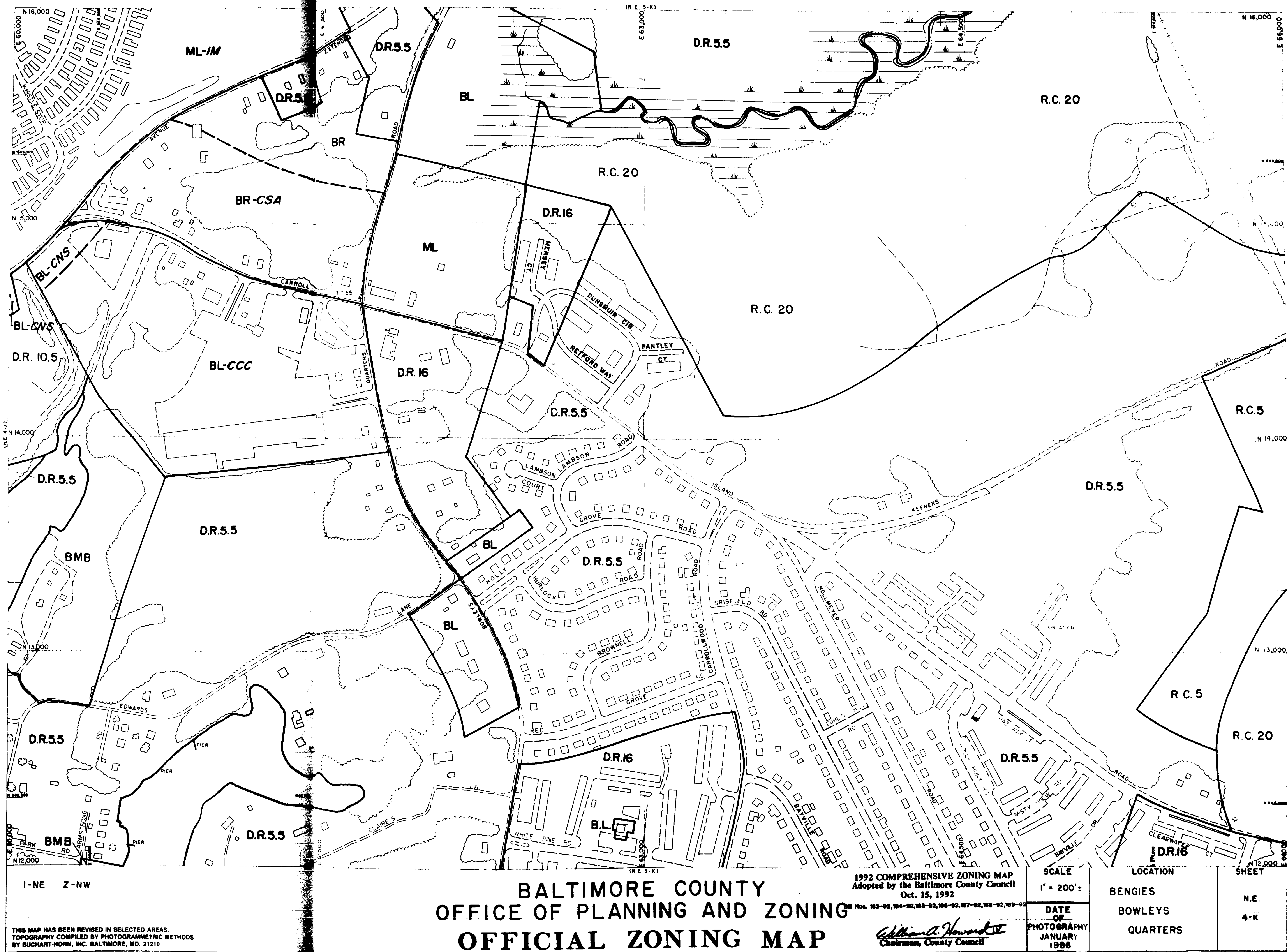
Date 6-17-94
Owner: COOK, M.F.C.
Site: 509 Holly Hunter Rd

#010 Residential Variance filing fee \$50.00
#080 Sign & posting 35.00
Total = \$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

ORDER RECEIVED FOR FILING
Date 6/22/94
By [Signature]



94-513-A

111 West Chesapeake Avenue
Towson, MD 21204-4601

TO: Zoning Commissioner's File

FROM: Dave Snook
General Engineering
Department of Public Works

SUBJECT: Zoning Case 94-513-A
509 Holly Hunt Road, 21220

The Department of Public Works takes no exception to having fences within an easement subject to the attached letter.

DAS/s

cc: Carol Harris
Dave Thomas

509 Holly Hunt Road
Baltimore, Md. 21220
June 13, 1994

Director of Public Works
111 W. Chesapeake Ave., - Room 311
Towson, Maryland 21204
Attn: Mr. Thomas Hamer

Dear Mr. Hamer:

On April 19, 1994 we obtained a permit for a privacy fence. The fence was inspected and approved May 23, 1994.

We received a notice from zoning saying that we are in violation by putting the fence on a utility, drainage and access easement.

We spoke to Dave Snook on the phone and he explained that as long as we are in agreement that should the fence have to come down for utility work, it would be at our expense.

We are in complete agreement to this and would like to keep our fence.

Melvin & Charlotte Cook

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: June 29, 1994

SUBJECT: 509 Holly Hunt Road

INFORMATION:

Item Number: 499

Petitioner: Cook Property

Property Size:

Zoning: D.R. 5.5

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Staff does not oppose the applicant's request provided that the easement access remains accessible.

Prepared by:

Division Chief:

PK/JL:lw

ZAC.499/PZONE/ZAC1

Pg. 1

RE: PETITION FOR VARIANCE
509 Holly Hunt Road, E/S Holly Hunt
Road, 130 feet SW of Carroll Island
Road, 15th Election Dist., 5th
Councilmanic
Melvin F. Cook, et al.
Petitioners
FOR BALTIMORE COUNTY
CASE NO.: 94-513-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County
CAROLE S. DEMILLO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of June, 1994, a copy of the foregoing Entry of Appearance was mailed to Melvin F. Cook and Charlotte Cook, 509 Holly Hunt Road, Baltimore, MD 21220, Petitioners.

PETER MAX ZIMMERMAN
PETER MAX ZIMMERMAN

94-513 A
Cook case

Charlotte
mrs. & mrs.'s husband

1/31-7

Permit for the fence

no utilities on back

Love built for children

PLEASE PRINT CLEARLY

NAME

ADDRESS

CHARLOTTE Cook

509 Holly Hunt Rd. 21220

Carol Harris

509 Holly Hunt Rd. 21220

David Snook

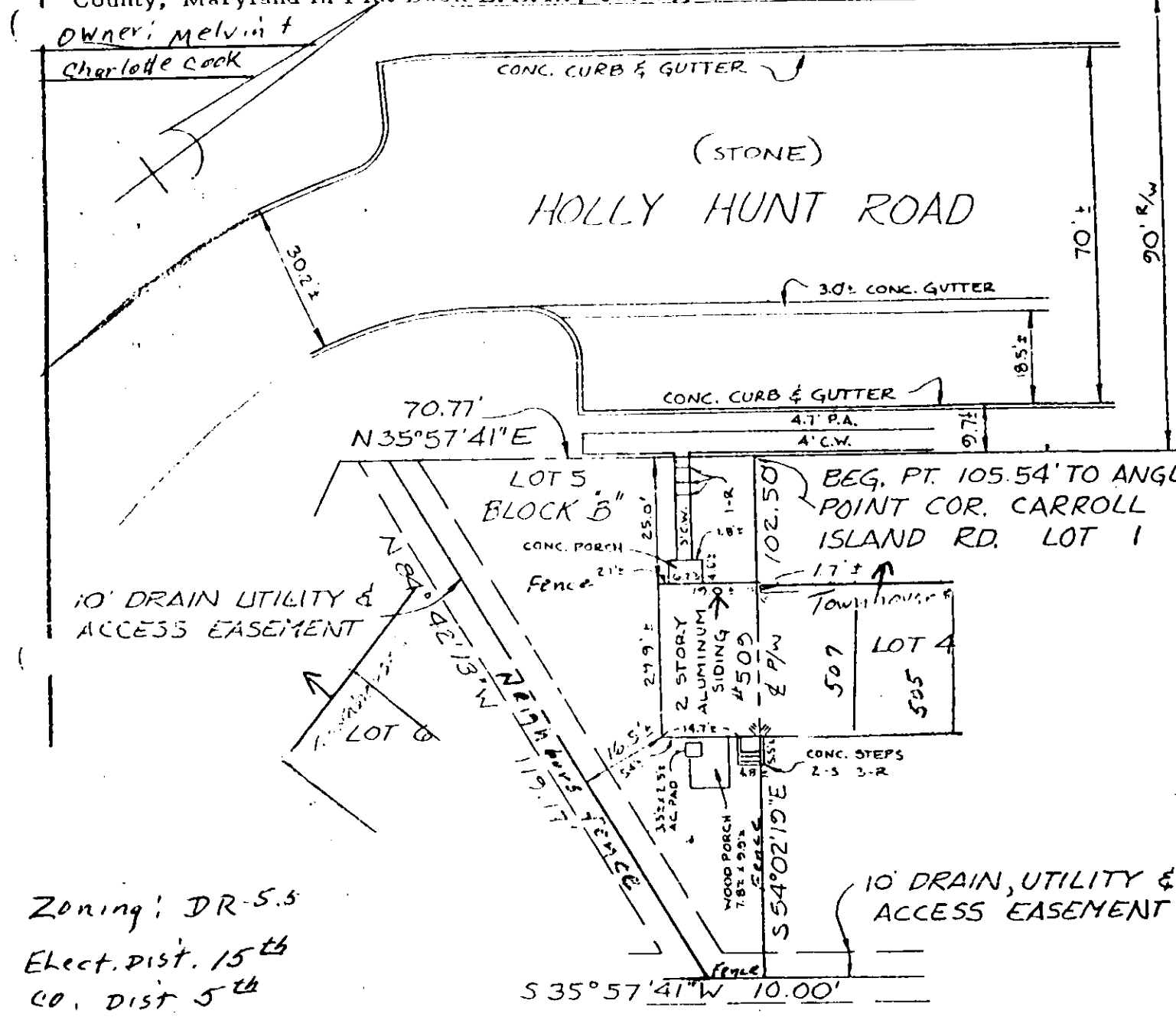
2418 Woodcroft Rd. 21234

Chris Hamer

511 Holly Hunt Rd. 21220

Otis Blanton

Plat showing property known as 509 Holly Hunt Road, Baltimore County, Maryland. Also known as Lot 5, Block "B", as shown on Resubdivision of Plat of Block "A" and Block "B", Block "C", Block "D", Block "E" as shown on Plat One, "CARROLLWOOD MANOR" and recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr. 39, Folio 26.



Zoning: DR-5.5

Elect. Dist. 15th

CO. Dist. 5th

1\"=200' Zoning map No. NE 4-K

Lot Size: 4400 sq. ft. approx

Chesapeake Bay Critical Area: 0.005

Water: Public

Sewer: Public

Prior Zoning Hearings: None

Plat for a Zoning Variance

#499

PLEASE HELP US TO KEEP OUR FENCE AT 509 HOLLY HUNT ROAD.
IF OUR FENCE DOES NOT BOTHER YOU, WILL YOU PLEASE SIGN
THIS PETITION FOR US TO KEEP IT.

THANK YOU

Cher & Add Ferguson
503 Holly Hunt Rd.

Richard Spaul & Donna
507 Holly Hunt Rd

Mark & Elaine Stenrod
514 Holly Hunt Rd.
Baltimore, Md. - 21220

Brian & Sue Schneider
512 Holly Hunt Rd.
Baltimore, Md. 21220

Robert M. Schwartzkopf
& Norma
510 Holly Hunt Rd.
BALTO. MD 21220

Mrs. Dennis A. Ogilby
506 Holly Hunt Rd.
21220-3029

Mrs. Ruthie Wilson
500 Holly Hunt Rd.
21220

Diane Miller
504 Holly Hunt Rd.
BALTO. MD 21220

Julia J. Robinson
518 Holly Hunt Rd.
BALTO. MD 21220

John St. Bunker
503 Holly Hunt Rd.
Baltimore, Md. 21220

Connie & Bob Seebach
505 Holly Hunt Road
Baltimore, Md. 21220

Harold L. Switzer
505 Holly Hunt Road
Baltimore, Md. 21220

Harold L. Switzer
505 Holly Hunt Rd.
BALTO. MD 21220

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ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 449

Petitioner:

Location:

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Towson, MD 21204

* PHONE NUMBER: 833-3318

*MUST BE SUPPLIED

TO: POTTERY PUBLISHING COMPANY
June 30, 1994 Issue - Jeffersonian

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HEARING DATE: THURSDAY, JULY 21, 1994 at 9:00 a.m., Rm. 118, Old Courthouse

Variance to allow an access area to be fenced in.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

June 22, 1994

(410) 887-3353

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Arnold Jablon
Director

cc: Melvin and Charlotte Cook

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Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 11, 1994

Mr. and Mrs. Melvin F. Cook
509 Holly Hunt Road
Baltimore, Maryland 21220

RE: Case No. 94-513-A, Item No. 499
Petition for Variance
Petitioner: Melvin F. Cook, et ux.

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Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 449 (335)

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

John Contestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

July 1, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson
Development Coordinator, DEPRM

SUBJECT: Zoning Item #499 - Cook Property
509 Holly Hunt Road
Zoning Advisory Committee Meeting of June 27, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

The proposed fence requires no Chesapeake Bay Critical Area review and is in compliance with this set of regulations.

JLP:PF:sp

COOK/DEPRM/TXTSBP

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/22/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 493, 494, 495, 496, 497, 498, 499, 500 AND 501.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE: 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 13, 1994

Mr. and Mrs. Melvin F. Cook
509 Holly Hunt Road
Baltimore, Maryland 21220

RE: Case No. 94-513-A, Item No. 499
Petition for Variance

Dear Mr. and Mrs. Cook:

Enclosed are copies of comments received from the Department of Public Works, General Engineering on July 12, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Charlotte Minton
Charlotte Minton

Enclosure

RECEIVED
JUN 23 1994
ZADM

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on Recycled Paper

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Holly Hunt Road, 130 ft. SW * ZONING COMMISSIONER
of Carroll Island Road * OF BALTIMORE COUNTY
15th Election District * Case No. 94-513-A
5th Councilmanic District *
Melvin F. Cook, et ux
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 509 Holly Hunt Road in the Carrollwood Manor Subdivision of Baltimore County. A variance is sought from Section IV-B,C of the Comprehensive Manual of Development Policy, adopted pursuant to Section 504 of the Baltimore County Zoning Regulations (BCZR) to allow an access area to be fenced in. The subject property and proposed relief are more particularly shown on the site plan marked as Petitioner's Exhibit No. 1.

Appearing at the public hearing held for this case was the property owner/Petitioner, Charlotte Cook. Also appearing were Carol Harris, who resides at the site, as well as two neighbors, Pearl Joyner and Otis Blandon. There were no Protestants present.

Testimony and evidence presented was that the subject site is approximately .10 acres in area and is zoned D.R.5.5. It is known as lot No. 5 of the Carrollwood Manor Subdivision, or 509 Holly Hunt Road. The property is a rectangularly shaped parcel which is improved by an end unit town-house building. A concrete porch abuts the building at the front and a wood porch exists to the rear.

Mrs. Cook indicated that she has installed a fence on the rear and

side of the property. This fence was installed to ensure additional privacy and also to match a neighbors fence which exists along a common property line to the south of the site.

The Petitioner noted that the fence has already been constructed and that same does not detrimentally affect neighboring or adjacent properties. In fact, a Petition was presented wherein a number of the neighbors endorsed the Petitioner's fence. After construction, however, it was noted that the fence exists across a 10 ft. drain and utility easement along the rear and side of the site. The Petitioner indicated that no utilities exist along this easement and that she would be willing to accept a restriction requiring removal of the fence in the event access to the easement area is required by Baltimore County, or other beneficiaries of the easement. Approval of the variance relief is requested by a number of the agencies which reviewed this request in Baltimore County, for so long as the noted restriction regarding future access is provided.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of July, 1994 that a variance from Section IV-B,C of the Comprehensive Manual of Development Policy, adopted pursuant to Section 504 of the Baltimore County Zoning Regulations (BCZR) to allow an access area to be fenced in, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever

-2-

reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. Approval of this variance is conditioned upon the fact that the fence will be removed along the rear and side of the property in the event access to the easement area is required by Baltimore County, or other beneficiaries of the easement.

LES:mmm

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 7/26/94
By M. Harris

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

July 26, 1994

(410) 887-4386

Mr. and Mrs. Melvin F. Cook
509 Holly Hunt Road
Baltimore, Maryland 21220

RE: Case No. 94-513-A
Petition for Variance
Property: 509 Holly Hunt Road

Dear Mr. and Mrs. Cook:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
att.
cc: Mr. Otis Blandon, 511 Holly Hunt Road, Balto. Md. 21220



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 509 HOLLY HUNT RD BALTO MD
which is presently zoned D.R.5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property, situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 504 (Sect. IV-B,C ZMP) To allow an access area to be fenced-in.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) we would like to keep the fence. we have a small child and its a heavy traffic area. we also wanted the fence to be uniform with Neighbors fence.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Corrected Petitioner/Owner
Type or Print Name
Signature
Address
City State Zipcode
Attorney for Petitioner
Type or Print Name
Signature
Address
City State Zipcode

Legal Owner(s)
Name
Address
City State Zipcode
Name
Address
City State Zipcode

Home
Phone No.
City State Zipcode
Home
Phone No.
City State Zipcode

ESTIMATED LENGTH OF HEARING
Available for Hearing
The following date
Next Two Months
ALL OTHER
REVIEWED BY
DATE 6-22-94

ZONING DESCRIPTION FOR 509 HOLLY HUNT RD BALTO MD 21220
Election District 15 Councilmanic District 5th

Beginning at a point on the East side of Holly Hunt
(street on which property fronts) (number of feet of right-of-way width)

wide at a distance of 130 ft. SOUTHWEST of the
(number of feet) (north, south, east or west)

the nearest improved intersecting street Carroll Island Rd
(name of street)

which is 50 ft. wide. "Being Lot # 5,"
(number of feet of right-of-way width)

Block B, Section # Resubdivision
in the subdivision of

Carrollwood Manor as recorded in Baltimore County Plat
(name of subdivision)

Book # 39, Folio # 26, containing
4400 sq. ft. (1.01 ac.)
(square feet and acres)

#499

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

District 15th Date of Posting 7/6/94
Posted for Lawrence E. Schmidt
Petitioner Melvin F. Cook & Charlotte Cook
Location of property 509 Holly Hunt Rd, E12
Location of Signs Facing Westway on property being zoned
Remarks
Posted by M. Harris Date of return 7/15/94
Number of Signs 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 1, 1994
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 30, 1994.

THE JEFFERSONIAN,
LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 100 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 111, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case: #94-513-A
(Item #94)
509 Holly Hunt Road, 130 feet SW of Carroll Island Road
15th Election District
5th Councilmanic District
Petitioner(s):
Melvin F. Cook and Charlotte Cook
Hearing: Thursday, July 21, 1994 at 9:00 AM in Rm. 111, Old Courthouse.
Variance to allow an access area to be fenced in.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations, please call 887-3391.
(2) For information concerning the file and/or hearing, please call 887-3391.
(3) July 30, 1994

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

CRITICAL receipt
94-513-A

Date 6-17-94
Owner: COOK, M.F.C.
Site: 509 Holly Hunter Rd
#010 Residential Variance filing fee \$50.00
#080 sign & posting 35.00
Total \$85.00

Please Make Checks Payable To: Baltimore County